

SKITTS

ESTATE AGENTS



Churchill Gardens, Sedgley
Dudley, DY3 3GG

£375,000

01902 686868

We Value Your Home



A particularly outstanding detached residence occupying a delightful position in a private driveway slightly elevated from the road to provide an impressive aspect to the front.

This charming property offers spacious family accommodation and is offered for sale with no upward chain. The property has been extremely well maintained throughout and benefits from four bedrooms, two bathrooms, a spacious living room plus dining room and conservatory, fitted kitchen with utility off, double garage, a private rear garden and off road parking to the front.

The property is tastefully decorated and also benefits from central heating and double glazing. This impressive family home is situated in an extremely popular residential area local to a range of amenities including shops, schools and public transport services. Sedgley Town centre is also a short distance away.

INTERIOR VIEWING IS HIGHLY RECOMMENDED

Approach By way of private driveway to tarmac driveway past lawn fore garden.

Reception Hall Having double glazed front door and central heating radiator.

Downstairs WC Having low flush WC and wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

Living Room 23' 9" x 12' 5" (7.23m x 3.78m) Having coal effect electric fire with briquette surround, two wall light points, two central heating radiators and double glazed bay window.

Dining Room 11' 6" x 9' 0" (3.50m x 2.74m) Having central heating radiator and double glazed bow window.

Kitchen 12' 0" x 11' 5" (3.65m x 3.48m) Having inset composite sink top with fitted base units and granite work tops, built in oven with 5 ring gas hob and cooker hood, integrated dishwasher, fitted breakfast bar and serving hatch. Range of fitted wall cupboards, ceramic wall and floor tiles, ceiling spot lights and double glazed window.

Utility 11' 7" x 5' 9" (3.53m x 1.75m) Having inset composite sink top with fitted base units and decorative laminate work tops. Ceramic wall and floor tiling, plumbing for washing machine, ceiling spot lights, central heating radiator and double glazed window.

Conservatory 12' 4" x 11' 1" (3.76m x 3.38m) Having ceiling light/fan, central heating radiator, electric wall heater, double glazed windows and double glazed door to rear garden.

Lobby Having ceramic floor tiling, access in to garage and double glazed door to rear garden.

Landing Having airing cupboard, loft hatch for access and central heating radiator.

Bedroom One 12' 1" x 10' 2" (3.68m x 3.10m) Having range of built wardrobes and drawers, central heating radiator and double glazed window.

En-suite 8' 4" x 6' 6" (2.54m x 1.98m) Having shower cubicle with shower fitting, wash hand basin built into vanity unit, low flush WC and storage. Flush ceiling spot lights, chrome heated towel rail and double glazed window.



Bedroom Two 9' 9" x 8' 8" (2.97m x 2.64m) Having built in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Three 9' 6" x 9' 5" (2.89m x 2.87m) Having central heating radiator and double glazed window.

Bedroom Four 8' 4" x 7' 3" (2.54m x 2.21m) Having central heating radiator and double glazed window.

Bathroom 10' 7" x 4' 7" (3.22m x 1.40m) Having panelled corner bath with shower fitting, bidet, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator, flush ceiling spot lights and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs, Brick built barbeque, garden shed and gated side access.

Double Garage 17' 2" x 16' 2" (5.23m x 4.92m) Having roller shutter door, light and power points.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

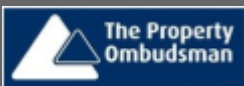
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

15 Dudley Street
 Sedgley
 DY3 1SA
 01902 686868
 sedgley@skitts.net



GROUND FLOOR
 937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
 497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan comparison, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operating or efficiency capabilities.
 Made with iMeasure (2022)